

City Planning Commission Communication

Department: Community Development Case #ZT-17-005 Applicant: EQ School of Hair Design 536 West Broadway Council Bluffs, IA 51503	Ordinance No.	Planning Commission: October 10, 2017
Subject/Title CASE #ZT-17-005: Public hearing on the request of the EQ School of Hair Design to: <ul style="list-style-type: none">Amend the definition of a “School”, §15.03.595, to included “post-secondary schools”		
Background <p>The Community Development Department received a request of QRS Investments LLC for a text amendment to Title 15 of the <u>Municipal Code</u> (Zoning Ordinance) to:</p> <ul style="list-style-type: none">Amend the definition of a “School”, §15.03.595, to read: "School" means all schools, public or non-public, at all levels from prekindergarten level through grade twelve, which meet the requirements of the State Board of Public Instruction, and accredited schools that provide post-secondary education. Said “School” shall include the buildings and all land contiguous to said buildings. <p>The applicant has requested this amendment because they are interested in purchasing a new property to move their school to the new location. This text amendment would allow the school to operate in this location without requiring the property to be rezoned. The applicant notes that their school is recognized as a post-secondary school by the State of Iowa, and is nationally accredited through the National Accrediting Commission of Cosmetology Arts and Science.</p> <p>The Zoning Ordinance currently defines a “School” as any school, public or nonpublic, at all levels from pre-kindergarten level through grade twelve (12), which meets the requirements of the State Board of Public Instruction, said school to include the buildings and all land contiguous to said buildings. “Post-secondary Schools” currently fall under the category of a “College or University”, which is currently listed as a Conditional Use in the R-3 and R-4 Districts, and a Principal Use in the A-P, C-3, and C-4 Districts.</p> <p>The approval of this text amendment would currently allow post-secondary schools to operate as a Principal Use in the R-1, R-2, R-3, R-4, A-P, C-1, C-2, and C-3 Districts. The school would be required to meet all applicable standards as set forth in the Zoning Ordinance.</p> <p>All City departments and utility providers received a copy of the proposed text amendment. Council Bluffs Water Works and MidAmerican Energy Company responded that they have no objections to the request.</p> <p>No other comments have been received.</p>		
Recommendation <p>The Community Development Department recommends approval of the request to include “accredited Post-Secondary Schools” under the definition of a “School”. The definition of a “School” will become:</p> <p>§15.03.595 School. "School" means all schools, public or non-public, at all levels from prekindergarten level through grade twelve, which meet the requirements of the State Board of Public Instruction, and accredited schools that provide post-secondary education. Said “School” shall include the buildings and all land contiguous to said buildings.</p>		
Attachment Attachment A: Proposed text amendment		
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